



COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.
COMMISSIONER

DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)
March 20, 2009



Ms. Ginni VanHorn **MSC#62**
County of Loudoun
Department of Planning
1 Harrison Street, S.E.
Leesburg, Virginia 20177-7000

Re: ZMAP 2008-0021 Kincora
Loudoun County

Dear Ms. VanHorn:

In accordance with the Virginia Traffic Impact Analysis Regulations, 24 VAC 30-155, your proposed zoning modification was submitted to the Virginia Department of Transportation (VDOT) for review on February 5, 2009, and received on February 6, 2009.

We have evaluated the zoning plan and prepared comments on the results of our evaluation. The comments present our key findings as well as detailed comments on the future transportation improvements which will be needed to support the current and planned development in the study area.

Our comments are attached to assist the Planning Department, the Planning Commission and the Board of Supervisors in their decision making process regarding the subdivision plan.

Please arrange to have these comments included in the official public records, and to have both this letter and the VDOT comments placed in the official file for this subdivision plan. VDOT will make these documents available to the public through various means, and may post them to the VDOT website.

Please contact me if you have any further questions regarding these comments.

Sincerely,

Kevin Nelson
Transportation Engineer



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Dear Ms. VanHorn:

VDOT has reviewed the Traffic Impact Analysis (TIA) associated with the subject project as requested in your transmittal dated February 5, 2009, and received on February 6, 2009. The following comments are offered:

1. The trip patterns are not distributed correctly assuming the future roadway improvements which should be in place. Gloucester Parkway would divert some of the traffic from Waxpool Road, which is not indicated in the study. Based on the land use in Ashburn Village, approximately one third of the traffic could arrive via Gloucester Parkway in the 2030 time frame. A comprehensive review of the future patterns is not included in the study.
2. The traffic volumes for a number of the intersections indicate zero values. What are the applicant's recommendations for these intersections?
3. Please incorporate a map of the background developments indicated in the scoping package.

Please revise the study and resubmit it for review. Please contact me if you have any further questions regarding these comments.

Sincerely,

Kevin Nelson
Transportation Engineer

cc: Mr. Imad Salous
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